



Building Missouri's Legacy

REVENUE BOND PROJECT

Echo Bluff State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

PO Box 176

Jefferson City MO 65102

mostateparks.com

01/21



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Four-bedroom Cabin at Echo Bluff State Park



Echo Bluff State Park CABIN PROJECT

The lodging at Echo Bluff State Park is extremely popular with occupancies above 90% during the peak season. The current lodging cannot accommodate demands with peak season weekends filling up a year in advance. The proposed full-service cabins would match the cabins currently offered in the park and would be a mixture of two and four bedroom cabins. The project includes two cabins with four bedrooms and the remaining four cabins with two bedrooms. The cabins would be constructed in the open field above the current day-use area of the park within easy walking distance to the lodge and Sinking Creek.

The projected annual gross revenue for the concession operation with the addition of these new cabins would be \$2,494,673. The anticipated annual return to the state from the new concession contract is to be \$207,046 (See Example B).

The projected cost for the cabin construction project is \$3,012,000 (See Example C). The new cabins would be comparable to what is currently offered at the park. The payback for this project is approximately 15 years.

A. WHY PURSUE THIS PROJECT?

The cabins at Echo Bluff have proven very popular with occupancy exceeding 90% during the peak season. The demand for cabins far exceed the availability with popular dates booking a year in advance. The proposed cabins are expected to book quickly and be popular with families, wedding parties and other visitors to the area.

B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Echo Bluff State Park currently offers two-bedroom cabins renting for an average of \$208.60 a night while four-bedroom cabins rent for an average of \$316.45 a night. The revenue of the new cabins were added to the overall gross revenue of the concession operation to calculate a potential return to the state of more than \$207,000 annually.

ESTIMATE FOR APPROXIMATE ADDITIONAL REVENUE

Number of New Four-Bedroom Cabins	2
Average Nightly Rate Per Unit	\$316.45
Number of New Two-Bedroom Cabins	4
Average Nightly Rate Per Unit	\$208.60
Potential Gross Revenue from Concession Operation	\$2,494,673

RETURN TO THE STATE \$207,046

C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

ESTIMATED COSTS TO BUILD ADDITIONAL CABINS

Construct 2 Four-Bedroom Cabins	\$900,000
Construct 4 Two-Bedroom Cabins	\$1,080,000
Site Work	\$431,944
Sewer System	\$190,750
Design and Bidding	\$274,344
15% Contingency	\$325,613

TOTAL PROJECT COST \$3,011,901



Two-bedroom cabin, Echo Bluff State Park



Four-bedroom cabin, Echo Bluff State Park



Cabin interior, Echo Bluff State Park



Cabin interior, Echo Bluff State Park